

HIGH SPECIFICATION PRODUCTION UNIT



The New Building,
Main Road,
Middleton Cheney,
Banbury, OX17 2PW

2 minutes drive
from M40



VIRTUAL TOUR AVAILABLE



Click image above to view

01295 983 333
wild-property.co.uk

Front Elevation



Location

The property is located approximately 1 mile from Junction 11 of the M40 and approximately 2 miles from Banbury.

Description

Completed in 2017, a high specification industrial & production unit with offices, staff canteen and conference room. Located just 1 mile from M40 junction 11 within a rural setting. It is ideally suited as an HQ facility.

It comprises a production unit with fully enclosed loading bay with automated access doors plus two storey offices. There is a prestigious full height entrance with delightful rural views from the offices over surrounding fields. There is parking at the front for approximately 36 cars. The building has a curved roof with internal clear height of the production unit ranging between 4.50 metres and 7.20 metres.

The building measures:

- Production Unit with loading bay: 14,025 sq ft
- Ground Floor offices: 3,326 sq ft
- First Floor offices: 3,208 sq ft (the first floor offices are separately leased to third party businesses)

There is a covered loading bay at the front.

The large forecourt as well as plenty of car parking also provides space for lorry or trailer parking.

The property has been constructed to a high specification with a building management system, comfort cooling and fantastic offices with plenty of natural lighting. There is an accessible WC, a large staff kitchen, additional toilet and kitchen facilities.

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Accommodation (Gross Internal Areas)

Available Premises:

The available premises is the whole of the ground floor as follows.

Ground Floor:

WAREHOUSE / PRODUCTION INCLUDING LOADING BAY	1,303 sq m	14,025 sq ft
ENTRANCE, OFFICES & KITCHEN	309 sq m	3,326 sq ft
TOTAL	1,612 sq m	17,351 sq ft GIA

In addition:

The first floor offices have been leased off to third party companies, but for information provide an additional area as follows.

First Floor:

OFFICES & KITCHEN	298 sq m	3,208 sq ft
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Large site with plenty of vehicle parking



Business Rates

The Rateable Value for the premises is £64,000 based on a valuation date of April 2015.

Planning

The current use is described as B1(c) Light Industrial with offices.

Tenure

Our client is offering the whole of the ground floor including the loading bay, the production space and ground floor offices via an effective full repairing and insuring lease at a rent of £125,000 p.a. exclusive. The lease would include rights over the forecourt and parking areas.

The upper floor accommodation has been leased to two different companies via contracted out leases expiring in 2021. Our client is intending to retain these businesses as its tenants.

The landlord would retain responsibility for provision of common services.

FURTHER INFORMATION

Is available from **Neil Wild**

Tel: **01295 983 333**

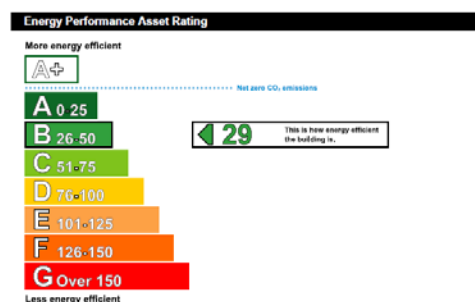
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Energy Performance Certificate



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Production Space



Production Space



Production Space



Loading Bay



Conference Room



Reception



Canteen



Canteen



Front Elevation



Large Site



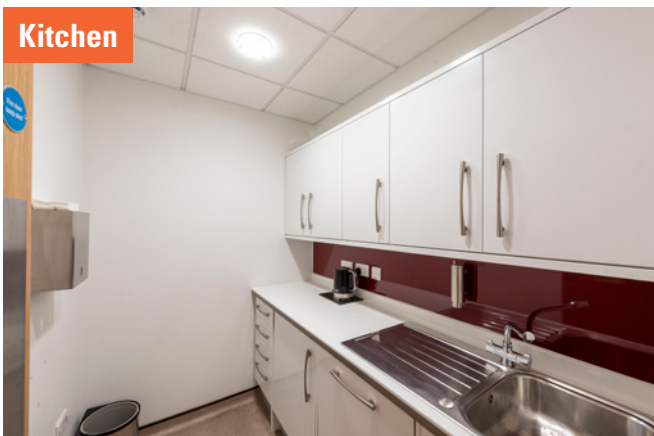
Car Parking



Entrance & Stairs



Kitchen



Accessible WC

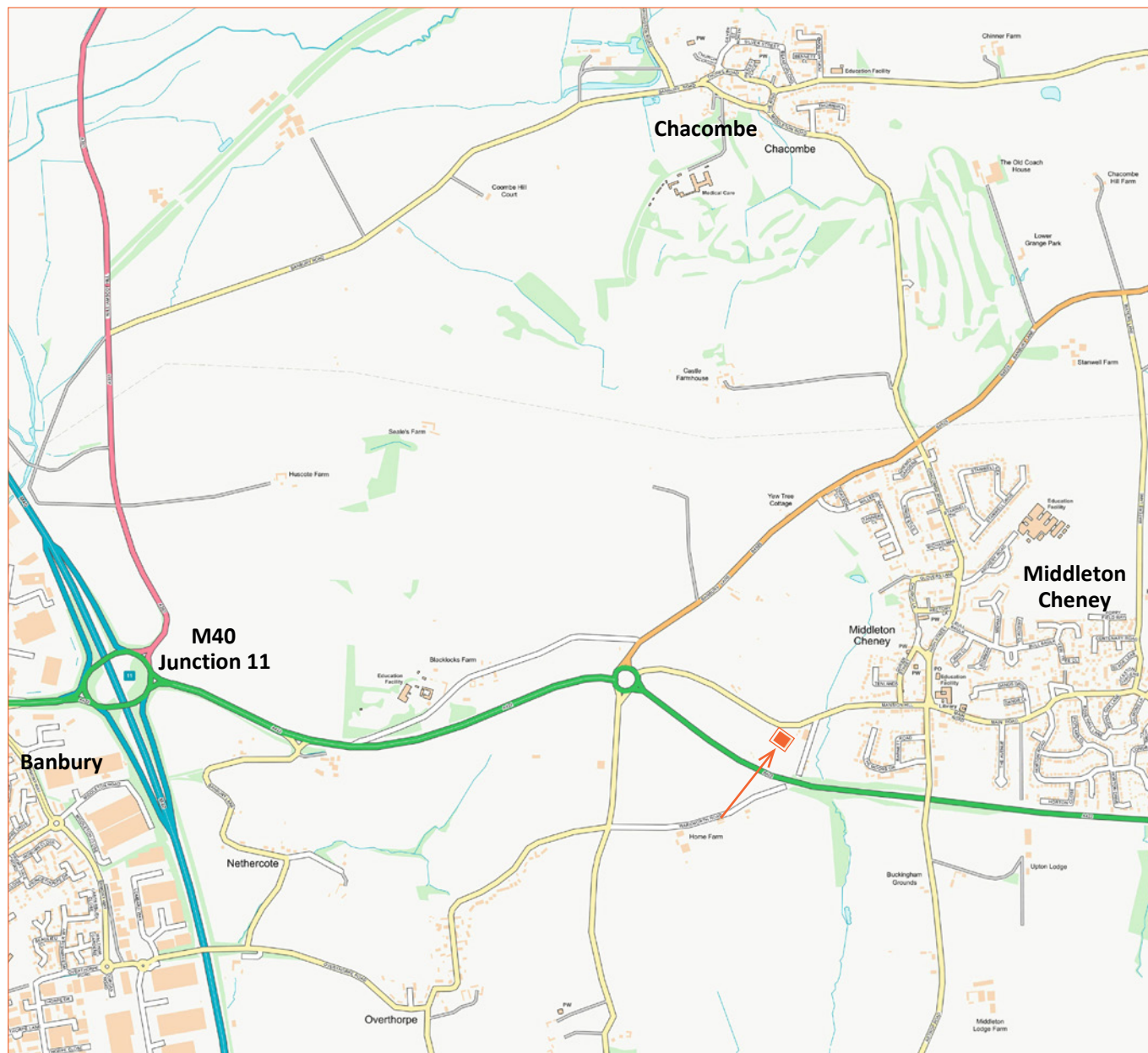


Racking



Racking





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2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, measurements or distances referred to are approximate only.
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